



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-048495-25

In the matter of: 409, 265 DIXON RD
ETOBICOKE ON M9R1R7

Between: Nader Dukmak Tenant

And

Stacy Ferguson Landlord

Nader Dukmak (the 'Tenant') applied for an order determining that Stacy Ferguson (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on January 14, 2026. Only the Landlord's Agent, Tasmia Syeda, represented by Emily Barbati, attended the ACC.

As of 9:36 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 21, 2026
Date Issued

Jane Dean
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.